GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:1953
ANSWERED ON:24.08.2007
ALLOTMENT OF LAND TO POLITICAL PARTIES
Madhwaraj Smt. Manorama

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the guidelines/criteria fixed for determining the entitlement of national and State/regional political parties as recognised by the Election Commission for allotment of land in the national capital for setting up their offices;

(b) whether according to this guideline, the Government is considering allotment of land for National and State political parties in Rouse Avenue and Institutional Area of MG Road in the Capital; and

(c) if so, the details thereof?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN)

(a): The policy for determining the entitlement of political parities for allotment of land for construction of their office accommodation in Delhi is annexed.

(b)&(c): Yes, Sir. The Screening Committee constituted in the Ministry for allotment of land in Delhi considers for recommendation of allotment of land in accordance with the policy and availability of land including availability at Rouse Avenue and Institutional Area of MB Road and allotment is done with the approval of Competent Authority.

ANNEXURE

ANNEXURE REFERRED TO IN REPLY TO LOK SABHA UNSTARRED QUESTION NO. 1953 FOR 24.8.2007.

(i) National Political Parties which have been recognized as such by the Election Commission of India and the State recognized parties having at lease seven (7) MPs (in both the Houses of Parliament together) shall be considered for allotment of land for construction of office building in Delhi;

(ii) Political parties should furnish a certificate from the Election Commission of India confirming their status and recognition as a National/State recognized political party;

(iii) In case political parties are in occupation of Govt. bungalow(s)/suite(s) in Vithalbhai Patel House for the purpose of their office, they should vacate the same immediately on construction of their office building on the plot of land allotted to them, or within 3 years from the date of taking over vacant possession of the plot, whichever is earlier;

(iv) The building constructed on the allotted land shall be utilized by the political parties for their National level political unit as well as other wings/organization of the parties. These premises shall be utilized only for office purpose. Subletting of the plots shall be governed by the instructions/restrictions issued in this regard, for institutional plots;

(v) The premises shall not be used for residential/commercial purpose;

(vi) The land shall be allotted on leasehold basis and the allotment shall be made on payment of premium at zonal variant institutional rate prevailing on the date of allotment. The allottee party shall also pay the annual ground rent amounting to 2.5 per cent of the premium. These allotments would not be permitted to be converted into freehold;

(vii) The quantum of land that would be considered for allotment to political parties, according to the strength of their MPs in both the Houses, shall be as follows:
(a) 500 sq. mt for total strength of MPs upto 15.
(b) 1000 sq. mt for total strength of MPs between 16 to 25.
(c) 2000 sq. mt for total strength of MPs between 26 to 50.
(d) One acre for total strength of MPs between 51 to 100.
(e) Two acres for total strength of MPs between 101 to 200.
(f) 4 acres for total strength of MPs being 201 or more.

(viii) The land allotted to political parties may comprise of one or more plots;

(ix) In case a political party has been allotted land earlier, fresh allotment of land in accordance with the above norms shall be considered, after deducting the quantum of land already allotted;

(x) In the case of Delhi State units of various National/State recognised parties, allotment of land upto 500 sq. m. would be considered, for the following two categories:-
(a) Delhi State Units of National political parties having representation in the legislative assembly of Delhi; and
(b) Delhi State Units of State recognised parties having a minimum of seven (7) legislators in the legislative assembly of Delhi.

(xi) Other recognized State political parties, having a minimum of 4 MPs (both the houses taken together) shall be considered for allotment of office space in Vithal Bhai Patel House;

(xii) When a political party ceases to exist, the land shall be resumed. However, whenever a political party is divided, the leased land shall pass on the faction(s) of the party, determined as successor by the Court of Law/the Election Commission. Any other unforeseen situation arising from such an eventuality will be dealt with on case to case basis;

(xiii) The allottees shall construct the building only after getting the building plans approved from the local body, L&DO and DUAC; (xiv) Removal of encroachments/structures, if any, on the allotted land shall be the responsibility of the allottee;

(xv) Trees, if any, standing on the plot will be the Govt. property and shall not be removed without prior approval of the competent authority.

(xvi) The allottees shall execute a Memorandum of Agreement (MOA) and a Lease Deed, at their own cost;

(xvii) The possession of land shall be initially given on licence basis on receipt of the premium and advance ground rent for the first half year and on execution of a Memorandum of Agreement. The money deposited as premium shall be treated as security for due performance of the Agreement and when the terms of the Memorandum of Agreement are successfully completed within the stipulated time, land will be given on lease and the security will become the premium and the licence fee shall become the ground rent.

(xviii) The allotment shall be liable to be rescinded/cancelled in the following circumstances:-
(a) if the allottee fails to make the payment of premium and ground rent or any other Govt. dues in accordance with the terms of allotment/MOA/Lease Deed;
(b) If the party fails to construct the building within the period of three years of handing over of possession;
(c) If the premises are put to a use other than the use for which land is allotted/leased;
(d) If the allottee violates the building by-laws/other statutory guidelines including the Master Plan; and
(e) For violation of any of the conditions specified in the allotment letter or the Memorandum of Agreement or the Lease Deed, which is to be executed subsequently.